

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

July 20, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; Laurence Parker, Southwest Utah Public Health Department; and Paul Wright, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director

CONDITIONAL USE PERMIT EXTENSION:

A. Review extension to have an accessory dwelling within a garage, located at 395 East Pine Valley Road, Lot 3B, in Pine Valley. Mike Albright.

This item was reviewed for the 3rd extension at the previous the previous staff meeting for an accessory dwelling. The permit file does not show that a permit was ever issued. As previously reviewed, the applicant submitted a site plan and floor plan for staff review. An additional septic permit was issued by the Southwest Utah Public Health Department. This meets the criteria set forth for accessory dwelling units, and the accessory dwelling seems to be incidental to the main dwelling. The staff rescinded their previous motion of June 22, 2010, and tabled this item for two weeks to get further information from the applicant, whereas the chairman of the planning commission suggested that this item should have been denied. On July 15, 2010, Mr. Albright indicated that he would not be able to build for another year and then he would do an addition to the main dwelling, instead of a detached building. **Staff concurred that no action was needed and this request would lapse.**

B. Request permission to build restrooms for a pavilion within the A-20 zone that was constructed in 1979 by Sterling Tullis (Pmt. #01096 6/14/79) in Pinto. Kirk Tullis, applicant.

This is an automatic annual review, with the construction of the restrooms being completed and the building permit has not been issued as yet. The property is located across the street from their pavilion, and is used for the camp trailers when they have their reunions. Eventually they may build a cabin on this same parcel. Previously the applicant showed a plan of the facilities and a letter from the Southwest Utah Public Health Department explains that the existing septic appears to be adequate for the proposed construction of the two restrooms. Staff reviewed the possibility of future expansion and indicated a need for a zone change to FR-1 to accommodate the recreational facility. The setbacks for this zone are 25' on all side, rear and frontage. The staff tabled this item for two weeks to allow the building official time to obtain further information from the applicant on the construction of the restrooms and obtaining a building permit for the project in conjunction with an existing pavilion. Mr. Gardner noted that he was not able to contact the applicant with the numbers this office had available. Attorney Rachelle Ehlert

advised that a letter should be written stating violation of building without a permit. Open item for discussion once the applicant was available. **No action taken, as this item will be held over to the next available meeting after contact has been made.**

CONDITIONAL USE PERMITS.

A. Request permission for a 2nd dwelling for a family member, hired hand or seasonal laborer at the Peek-a-Boo Ranch, within the OST-20 zone on 57 acres generally located near Brookside. Monte Holm, applicant.

The applicant submitted a site plan for review, showing water rights and a letter from the Southwest Utah Public Health Department indicating their intention of issuing a septic permit, with testing on water. This review will bring the applicant into compliance with item A(below), whereas planning staff approves the Conditional Use Permit. ***10-13-16 County Code: MOVING DWELLINGS: Any dwelling proposed to be moved onto any parcel of land in the county shall meet the following requirements:***

A. All dwellings moved onto sites in the county shall first be granted a conditional use permit as required by chapter 18 of this title.

B. A dwelling proposed to be moved onto a site in the county shall be less than fifteen (15) years of age at the time of moving unless otherwise approved by the planning commission.

C. A manufactured home shall be identifiable by the manufacturer's data plat bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying that the home was manufactured to HUD standards. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001) Manufactured homes are normally reviewed by the Planning Commission for a moving permit, and whereas, this home is already in place and being remodeled, needing extensive work on flooring, sheet rock and roofing to meet the snow loads in this area, staff would handle this particular item at this level. The three (3) RV pads requested would need to be reviewed by the Planning Commission conditionally as a private recreation grounds. **Staff approved the Conditional Use Permit, subject to the septic and building permit being issued, for the period of one (1) year.**

Deon Goheen, Planner